FYI – For Your Information

Special Regulation: Modular or Sectional Homes

A "modular or sectional home" is a factory-built structure (1) that is built to a customer's specifications or inventory standards; (2) that is not titled; (3) that may be approved for HUD/FHA long-term financing; (4) that complies with conventional residence building codes; and (5) that is separate from its delivery chassis.

A manufacturer or dealer who enters into a single contract with the customer is a construction contractor if the contract requires the manufacturer or dealer to sell and install the structure by incorporating it into the realty of the customer before the title to the structure is passed. The manufacturer or dealer is considered to be the final user or consumer of the materials and supplies incorporated into the real estate under the contract. (See Special Regulation for "Contractors" regarding the payment of sales tax.)

A manufacturer or dealer who merely sells a modular or sectional home to a customer and does not at the time agree to incorporate it into the realty of the customer is considered a retailer and is required to charge sales tax on 52% of the sales price of the structure. (Effective June 7, 1979.)

A modular and sectional home manufacturer or dealer may be both a contractor and retailer. (See Special Regulation for "Contractors" as it is related to retail-contractors.)

Citation:

Modular or Sectional Homes, Special Regulations for Specific Businesses, 1 CCR 201-5, page 26.



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